

HRA Agenda Item



Originator Housing Redevelopment Authority	Item Approval – Resolution Determining the Need to Acquire Land at 9416 Penn Ave. S.
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Date
1/13/2015

Description

Attached is a resolution Determining the Need to Acquire Land using HRA funds to facilitate the redevelopment of a sub-standard single-family home, as part of the HRA's Single-Family Redevelopment Program.

The house is located at 9416 Penn Avenue South. A location map and photograph are attached. The house has a history of violations by Environmental Health due to poor exterior conditions. The large lot also has been used for the dumping of construction debris. The home will be demolished and the lot cleared to make it ready for resale to a buyer who will build a new owner-occupied single family home.

The home has gone through foreclosure. The mortgage bank, who is now the owner of the property, has volunteered to sell the property to the HRA after negotiating a sales price. A purchase amount of \$107,000 has been agreed upon, contingent on HRA Board approval.

Additional information on 9416 Penn Ave. South:

Year Built	1967
2014 Assessed Value	\$175,600
Purchase Price	\$107,000
Lot Size	47,293 sq. ft.
First Floor Area	1,112 sq. ft.

Staff has determined that the home is a good candidate for demolition and redevelopment.

Purchase Price	\$107,000
Estimated Demo./Clean-up Costs	\$50,000
Legal, misc. expenses	\$2,000
TOTAL	\$159,000
Estimated re-sale value – Lot only	\$100,000

Requested Action

Staff recommends the HRA approve the Resolution Determining the Need to Acquire Land at 9416 Penn Avenue South using HRA redevelopment funds.

Attachments:

Resolution - Acquisition of 9416 Penn Ave. S.
Assessing Report - 9416 Penn Ave. S.